

To Let

Commercial/Storage Unit

11 Holbeach Road, Catford,
London SE6 4JU

Key information

- Large open space
- Roller Shutters
- Close to Rushey Green
- Suitable for retail use
- 3,750 sq ft (348.4 sq m)



Contact

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Location

The property is situated on Holbeach Road, attached to Catford Centre retail scheme. The property is very close to Rushey Green (A21) and the South Circular Road.

Catford benefits from a strong retail and leisure offering, with nearby occupiers including Tesco, Iceland, Holland & Barrett and a variety of independent traders.

The area is further supported by leisure amenities such as a cinema (reopening soon), cafés and fitness and yoga studios, helping to generate consistent footfall throughout the day and into the evening.

Description

This accommodation was formerly part of a retail store and later an unused part of a cinema. It is unrefurbished and has no natural light.

There were large retail windows onto Holbeach Road, but these would need to be replaced if needed.

This space is currently suitable for storage purposes.

Copious public car parking is available in an adjacent multistorey block.

Tenants will have to satisfy themselves as to the current planning use.

Energy Performance Rating

Energy performance asset rating – C

Service Charge

A service charge will be payable. The current year to September 26 service charge is £14,118.32 pa.

Terms

A new lease is available direct from the Landlord for a term to be agreed and a rent of £18,750 per annum, exclusive of VAT.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

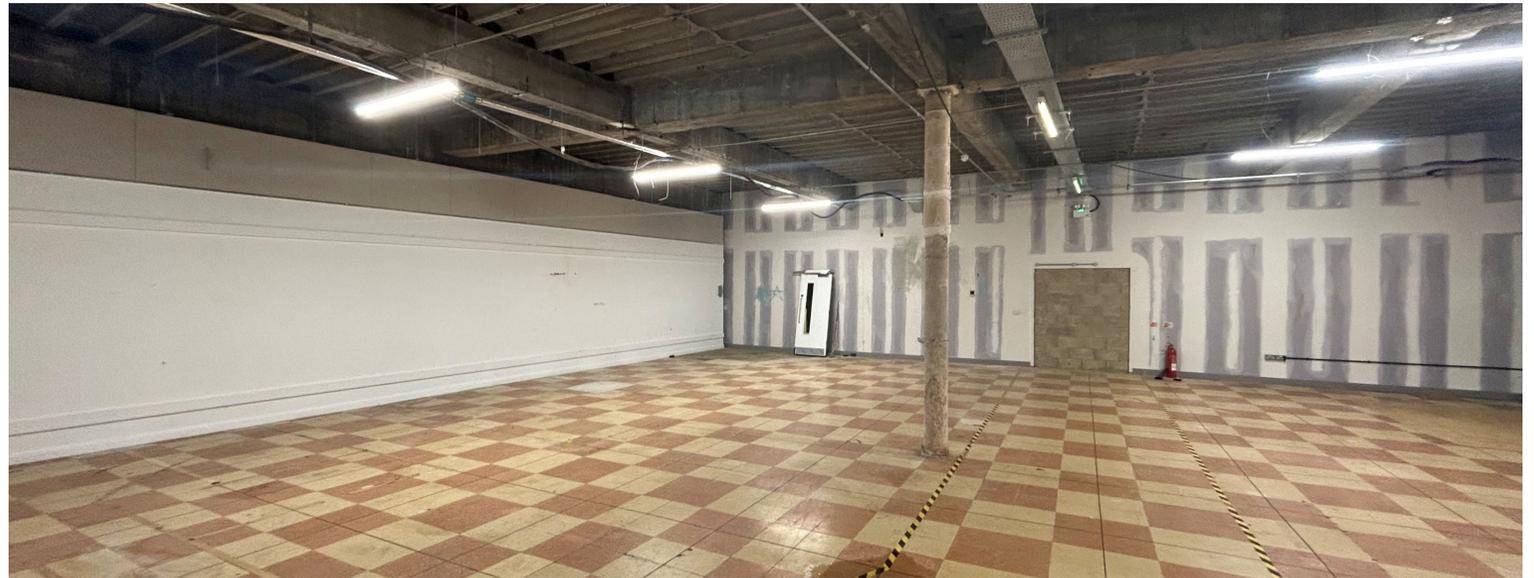
Rating

We are advised that there is currently no separate Rateable Value (RV) for the property.

The premises form part of a larger hereditament, and the Valuation Office Agency (VOA) has not yet split the property.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

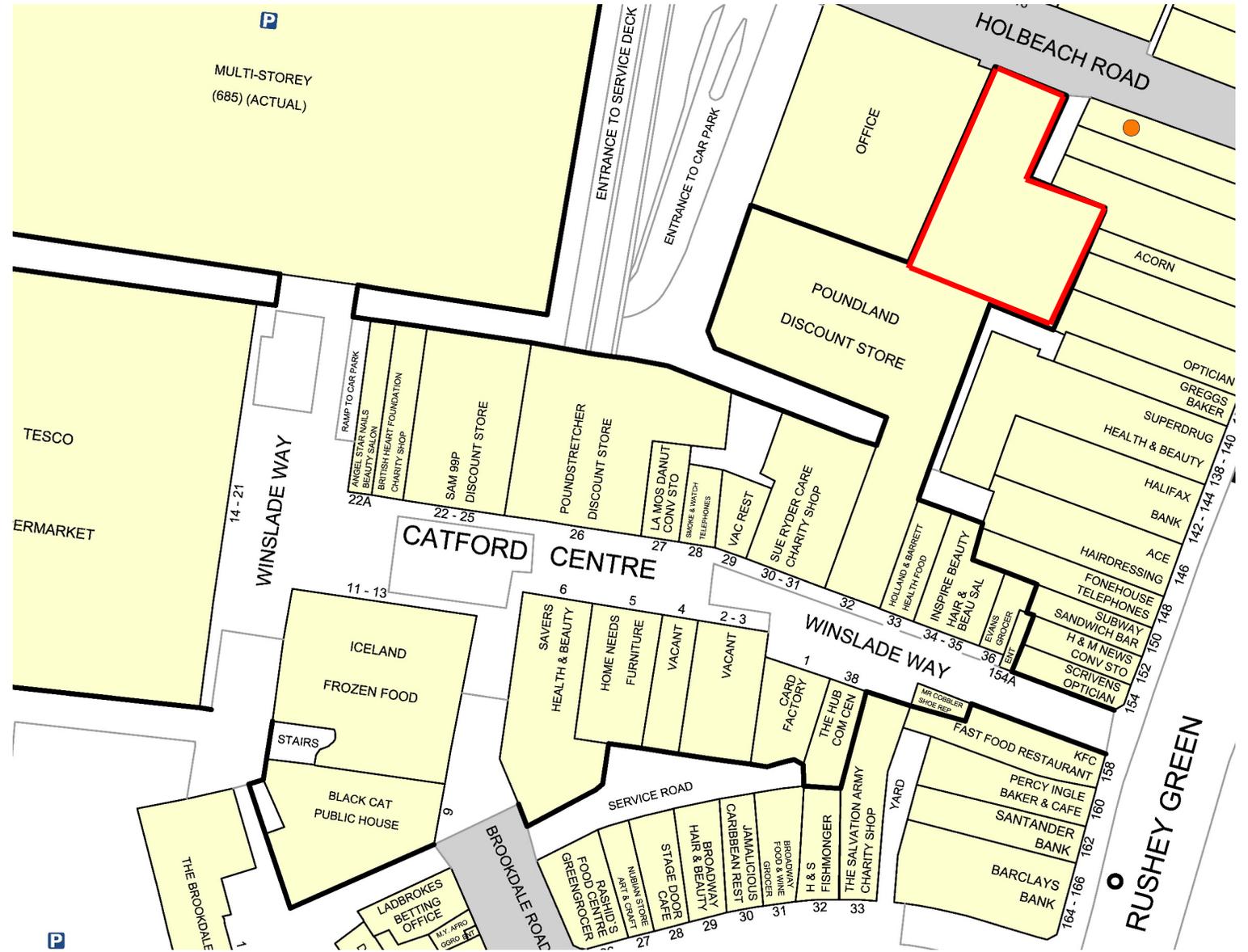
Further information is also available at www.gov.uk/calculate-your-business-rates.



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	348.4	3,750



For further details contact:

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